

FOR SALE

4-6 WIRKSWORTH ROAD, DUFFIELD
BELPER, DERBYSHIRE, DE56 4GH

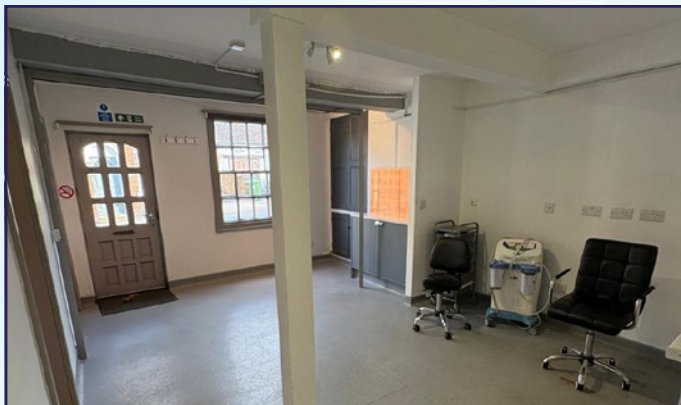


MIXED USE INVESTMENT OPPORTUNITY

- Fully let to 3 tenants
- Ground floor retail / clinic
- Two duplex residential flats
- Current income £31,080 per annum
- Centrally located in Duffield

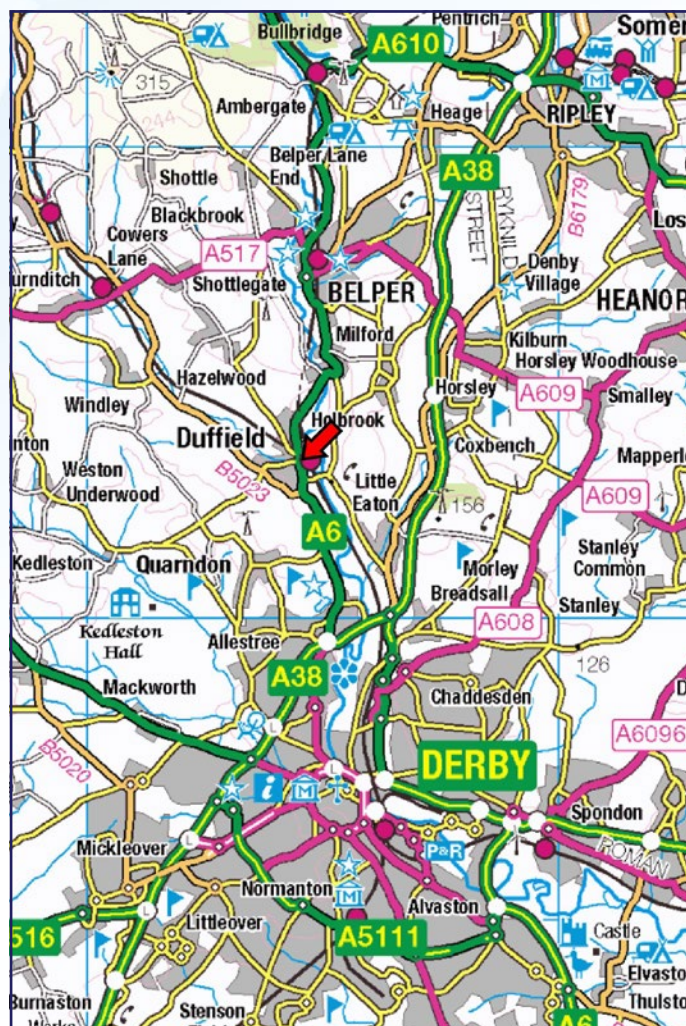
LOCATION

The property is centrally located at the junction of Wirksworth Road and Derby Road (A6) which provides access to Derby to the south (approx. 5 miles) and Belper to the north (approx. 3 miles). Duffield is a prosperous residential commuter village with an established neighbourhood retail offering to include a Co-Op food store adjacent to the property.

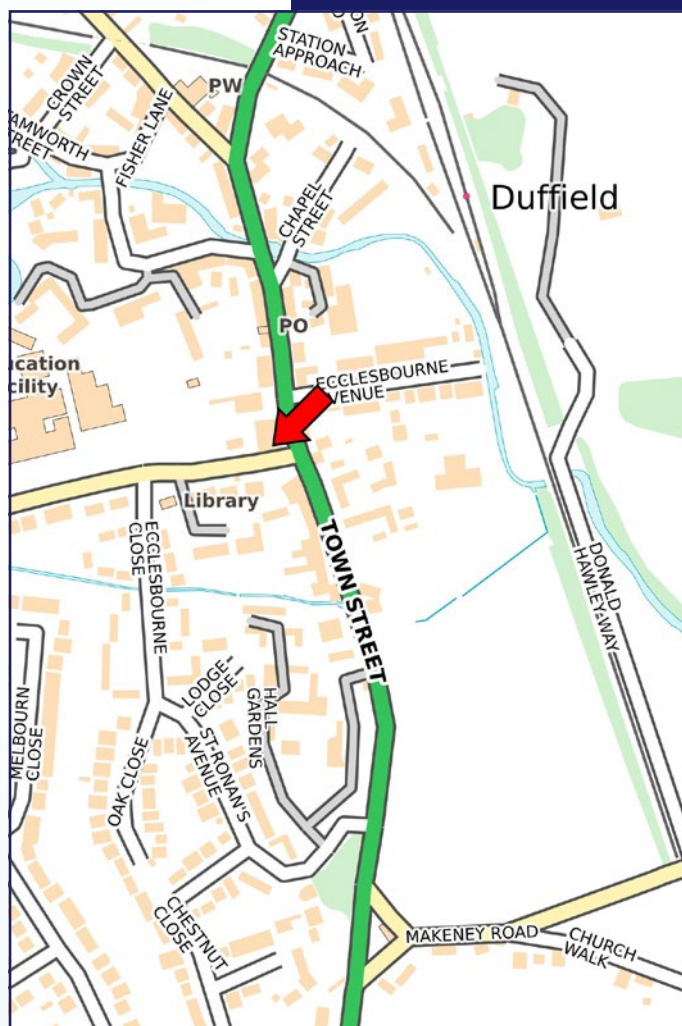


DESCRIPTION

Comprising a semi-detached building of traditional brick construction with a pitched tiled roof above. The ground floor space has most recently been used as an optician / clinic benefiting from two front entrance doors off Wirksworth Road and secondary access to the rear. The accommodation is well presented and benefits from a kitchen to the rear and toilet facilities. The first floor and roof space has been converted into two duplex flats both comprising of a living / kitchen accommodation at first floor level with bedrooms at second floor level.



POSTCODE: DE56 4GH



ACCOMMODATION

	SQ M	SQ FT
Ground floor retail / clinic	47	514
Flats	tbc	tbc
TOTAL Approx. Gross Internal Area	-	-

TENURE

The freehold of the property is available subject to 3 tenancy agreements as below:

Unit 4a – Duplex flat Let on an Assured Shorthold Tenancy for an initial fixed term of 12 months from 9th August 2024 and then monthly thereafter. Rent £895 per month (£10,740 per annum).

Unit 4b – Duplex flat Let on an Assured Shorthold Tenancy for an initial fixed term of 6 months from 1st April 2026 and then monthly thereafter. Rent £795 per month (£9,540 per annum).

Unit 6 – Ground floor retail / clinic Let to Midland Optical Enterprises Ltd (Company No. 11614654) on a 5 year lease expiring on 27th June 2029. Annual rent £10,800 per annum payable monthly in advance. The tenant has an Experian rating of 100 giving a Very Low Risk rating.

Total current income - £31,080 per annum.

PRICE

Exclusive price of £395,000. A purchase at this level gives a Net Initial Yield of 7.5%.

ENERGY PERFORMANCE CERTIFICATE

Unit 4a Duplex flat EPC Rating – D(55)

Unit 4b Duplex flat EPC Rating – D(58)

Unit 6 Ground floor retail / clinic EPC Rating – C(65)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The tenant / purchaser is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

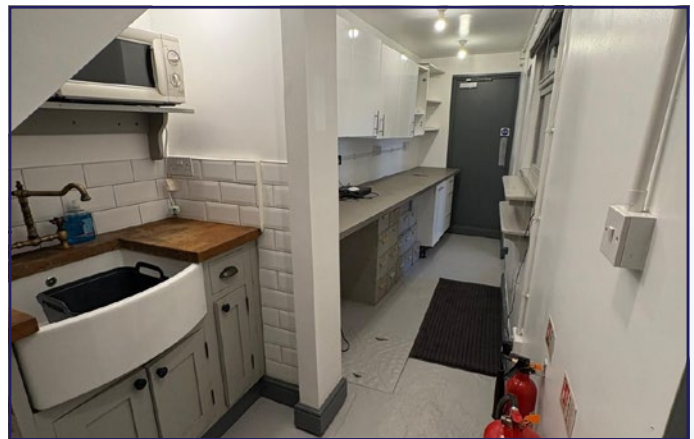
Each party to be responsible for their own costs incurred.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1314 Date: 07/26

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